



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

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**Gloria Molina
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Michael D. Antonovich**
Commissioners

ADOPTED

Community Development Commission

March 06, 2012

4-D March 6, 2012

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

SACHI A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVAL OF FUNDS FOR CONSTRUCTION COSTS FOR DAY STREET APARTMENTS IN
THE CITY OF LOS ANGELES
(DISTRICT 5) (3 VOTES)**

SUBJECT

This letter recommends the reprogramming of up to \$1,234,141 in County General Funds (CGF) to fund construction costs for L.A. Family Housing's Day Street Apartments, which will provide 46 units of permanent housing in Tujunga, in the City of Los Angeles.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Community Development Commission (Commission) has considered the attached determination, which was prepared by the City of Los Angeles as lead agency; and find that the project will not cause a significant effect on the environment.
2. Authorize the Executive Director or his designee to reprogram up to \$858,587 in CGF, specifically Homeless and Housing Program-City and Community Program Funds, previously transferred to the Commission for the cancelled Nehemiah Court project, to be allocated to the Day Street Apartments Project.
3. Authorize the Executive Director or his designee to reprogram up to \$375,554 in CGF, specifically Fifth District Homeless Service Center Funds, previously allocated to the Commission for the development of a Transition Age Youth housing project, to be allocated to the Day Street Apartments Project.

4. Authorize the Executive Director or his designee to execute and amend all required documents to grant to L.A. Family Housing up to \$1,200,000 in CGF for construction costs for the Day Street Apartments Project, to provide 45 units of affordable permanent housing with supportive services for homeless and low-income adults and one manager's unit.

5. Authorize the Executive Director or his designee to retain up to \$34,141 in Homeless Service Center Funds for Commission administrative costs.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The \$1,200,000 in County General Funds will fund construction costs for the Day Street Apartments Project, which will provide 45 units of permanent housing with supportive services for homeless and low-income adults, many of whom will be veterans. The Project will be located at 7641-7655 Day Street in the Tujunga community of the City of Los Angeles.

FISCAL IMPACT/FINANCING

The proposed actions will be partially funded with a portion of CGF known as Homeless Services Funds (HSCF), in the amount of \$375,554. Approved by the Board of Supervisors on April 4, 2006 as part of the Homeless Prevention Initiative, these funds are used for programs and costs associated with services, operations, and capital projects for individuals and families who are homeless or at-risk of homelessness. Each Supervisorial District is allocated \$1,425,000 annually to fund such programs.

The remainder of the project costs, \$858,587, will be funded with a portion of CGF known as Homeless and Housing Program Funds – City and Community Programs (HHPF-CCP), approved by the Board of Supervisors on April 4, 2006 as part of the Homeless Prevention Initiative.

The Fifth District has requested that the Commission administer a grant in the amount of \$1,200,000 for L.A. Family Housing's Day Street Apartments Project; \$34,141, of the HSCF will be retained by the Commission for administrative costs. These funds will be included in the Commission's proposed Fiscal Year 2012-2013 budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On April 4, 2006, a total of \$32,000,000 in HHPF-CCP was approved as one-time funding to develop innovative programs to address the homeless crisis. Of these funds, \$11,600,000 was designated as the "Capital Development Fund" to cover capital expenditures for construction, acquisition, and rehabilitation to create permanent and transitional housing, emergency shelters, and safe havens with service programs for individuals and families who are homeless or at risk of homelessness.

On April 22, 2008, your Board approved the allocation of \$11,834,032 in HHPF-CCP to nine Capital Development projects that were selected through a Request for Proposals process administered by the Commission. One of the projects approved, Nehemiah Court, which was awarded \$858,587, was cancelled in the fall of 2010 after the sponsor was unable to obtain all necessary financing. These funds are now being reallocated to the Day Street Apartments Project.

On September 21, 2010, your Board approved the transfer of \$600,000 in Fifth District HSCF to the Commission for the development of a housing project for Transition Age Youth (TAY), to be selected

The Honorable Board of Supervisors

3/6/2012

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through the Commission's Notice of Funding Availability process. No applicants have requested this funding, and the Fifth District has directed the Commission to reallocate \$375,554 of these funds to the Day Street Apartments Project. The remaining \$224,446 will remain in the TAY project until reallocated.

A complete description of the Day Street Apartments is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

This project has been determined Ministerial and exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will increase the supply of permanent housing with supportive services for homeless and chronically homeless adults.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:kk

Enclosures

ATTACHMENT A
L.A. FAMILY HOUSING
DAY STREET APARTMENTS

L.A. Family Housing (LAFH) is a nonprofit public benefit corporation with a mission to help families transition out of homelessness and poverty through a continuum of housing enriched with supportive services. LAFH owns and operates 18 affordable rental properties and three homeless shelters.

The Day Street Apartments (Project) involves the new construction of a 46-unit building, with 23 units designated for chronically homeless individuals with serious mental illness, 14 units for homeless individuals and couples, eight units for very-low income individuals at 40% Area Median Income or below, and one unit for a resident manager. Forty-one of the units will be studio apartments to accommodate single adults, and four units will be one-bedroom apartments to accommodate homeless couples. The manager will occupy a 2-bedroom unit. The Project will also include a large community room, meeting rooms, offices, laundry facilities, and a courtyard with outdoor seating and a barbeque area. A number of sustainable features have been incorporated into the project design, including a solar photovoltaic system, high efficiency boiler, high-efficiency HVAC systems, and low-flow plumbing fixtures, and will be seeking LEED (Leadership in Energy and Environmental Design) certification.

The Project has received a commitment of Mental Health Services Act capital funding, and will apply for funding through the Los Angeles Housing Department, the Governor's Homeless Initiative in addition to an allocation of low-income housing tax credits in the spring of 2012. The Project has received an allocation of 16 Shelter Plus Care vouchers and will be applying for 21 Project-Based Section 8 vouchers in order to provide an operating subsidy for all of the special needs units.

LAFH will provide a comprehensive supportive service program to residents directly and collaborative partnerships that includes case management; housing counseling placement and assistance; financial literacy education; computer instruction; employment counseling and placement assistance; job retention training; adult life skills instruction; legal aid; ESL classes; referrals for medical and mental health services; drug and alcohol counseling; and a nutrition program that provides three healthy, balanced meals a day.

The Project will be located at 7641-7655 Day Street in the City of Los Angeles.

Construction Funding requested	\$1,200,000
Commission Administrative Fee	\$34,141
Total Request	\$1,234,141

AFFORDABLE HOUSING REFERRAL FORM

LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To:

☐ Public Counter- Filing
 ☐ LAHD Funding
 ☐ CRA
 ☐ LA County
 X Other: MHP Funding

NOTES:

This review is not for compliance with the Foothill Boulevard Specific Plan.

Planning Staff Name and Title
VANESSA SOTO

Planning Staff Signature



Date
3/4/2011

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 7641-7655 Day Street, Tujunga CA

Project Name: Day Street Apartments

Applicant Name and Contact Information: L.A. Family Housing Corp, GP and Day Street Apartments, LP

Contact: Genette Foster, VP Real Estate tel 818-255-2745 e-mail: gfooster@lafh.org

Assessor Parcel Number(s): 2558-034-032 & 033

Community Plan: Sunland-Tujunga Number of Lots: 2 Lot size: 47,665 s.f.

Existing Zone: R3-1 Land Use Designation: Medium Residential

☒ Specific Plan
 ☐ HPOZ
 ☐ DRB
 ☐ Enterprise Zone
 ☐ CRA

☐ Q-condition/ D-limitation/ T-classification (please specify):

☒ Other pertinent zoning information (please specify): TT-65321 (to be terminated)

2. PROPOSED PROJECT

Description of Proposed Project: 2-story building, 48-unit apartment building of permanent supportive housing with 36 homeless/special needs units, 11 low-income units & 1 manager's unit.

	Type of Use	Square Feet	# of Units
Existing ¹	Vacant Land	47,665	n/a
To be Demolished			
Proposed	Residential		48units
TOTAL	Residential		48units

3. APPLICATION STATUS & TYPE

A. Status of Application

☒ Not Required: Ministerial²

☐ Entitlement Case Required and needs to filed with Planning

☐ Case Filed:

(1)

(2)

(3)

Case Number(s): _____
 Date Filed: _____
 Date Approved: _____
 End of Appeal Period: _____

B. Type of Application (please select only one)

	1. <input checked="" type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) (Please Complete Sections I, II & V)	2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) (Please Complete Sections I, III & V)	3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) (Please Complete Sections I, IV & V)	4. <input type="checkbox"/> Other: (please specify): (Please Complete Sections I & V)
Ministerial ²	<input checked="" type="checkbox"/> LADBS- Ministerial <input type="checkbox"/> Density Increase <input checked="" type="checkbox"/> Parking Reductions (option 1 or 2)	<input type="checkbox"/> LADBS- Ministerial <input type="checkbox"/> Exempt from SPR	<input type="checkbox"/> LADBS- Ministerial	<input type="checkbox"/> LADBS- Ministerial : (please specify)
Discretionary ³	<input type="checkbox"/> Density Bonus with Incentives ON the Menu	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Discretionary : (please specify)
	<input type="checkbox"/> Multiple entitlement with Incentives ON the Menu	<input type="checkbox"/> Other entitlement	<input type="checkbox"/> Other entitlement	
	<input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu ⁴			
	<input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu ⁴			

II. DENSITY BONUS
(LAMC Sec.12.22.A.25, Ordinance 179,681)

4. HOUSING DEVELOPMENT PROJECT TYPE (please select one)

- ☒ (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
☐ (2) For Sale or Rental Senior Citizen Housing (Market Rate)
☐ (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
☐ (4) For Sale Housing with Moderate Income Restricted Affordable Units

5. DENSITY BONUS CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 47,665 sf. (a)
 Density allowable by zone _____ units/s.f. of lot area (b)
 Units allowed by right (Base Density) 59 units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: 80 units (d) [d = c x .35, round up to whole number]

- C. Proposed Project:** Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

	Total	HCD (State) ⁵	HUD (TCAC) ⁶
Market Rate		N/A	N/A
Managers Unit(s)- Market Rate	1	N/A	N/A
Very Low Income	47	3	44
Low Income			
Moderate Income			N/A
Seniors- Market Rate		N/A	N/A
Seniors- Very Low Income			
Seniors- Low Income			
Total # of Units per Category		3 (e)	44 (f)
TOTAL # of Units Proposed	48 (g)		
Total # of HCD Restricted Affordable Units	3 (h)		
Percent of HCD Restricted Affordable Units	5% (i) [i = h/c or h/g, whichever is less, c or g]		
Number of Density Bonus Units	0 (j) [If g>c, then j=g-c; if g<c, then g= 0]		
Percent Density Bonus Requested	0 (k) [k= j/c]		

- 6. SITE PLAN REVIEW CALCULATION:** An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

☒ If number of Proposed units [(g) from above] is less than the number of By Right/ Base Density units [(c) from above], then:

(g) – existing units = 47

- ☐ YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- ☒ NO, if Proposed units minus existing units is less than 50
- ☐ Exempt (please specify): _____

- ☐ If number of Proposed units [(g) from above] is greater than the number of By Right/ Base Density units [(c) from above], then:

(c) – existing units = _____

- ☐ YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- ☐ NO, if By Right/ Base Density units minus existing units is less than 50
- ☐ Exempt (please specify): _____

7. DENSITY BONUS OPTIONS (Please check all that apply)

- ☐ Land Donation
- ☐ Child Care
- ☐ Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- ☐ Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- ☐ Condominium Conversion
- ☒ Parking (Please choose only one option)

- ☐ **Parking Option 1:** Based on # of bedrooms, inclusive of Handicapped and Guest parking

	# of Units		# of Spaces/Unit	Parking Spaces
0-1 Bedroom		x	1	
2-3 Bedrooms		x	2	
4 or more Bedrooms		x	2.5	
TOTALS				

o **Parking Option 2: Reduced only for Restricted Affordable Units**

	# of Units		# of Spaces/Unit	Parking Spaces'
Market Rate (Including Senior Market Rate)	1	x	Per code	2
Restricted Affordable	11	x	1	11
Very Low or Low Income Senior or Disabled	36	x	.5	18
Restricted Affordable in Residential Hotel		x	.25	
TOTALS				31 required 37 provided

8. INCENTIVES

A. Qualification for Incentives On the Menu: (Please check only one)

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	X 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):	<input type="checkbox"/> (Specify):

B. Project Zoning Compliance & Incentives (Please check all that apply)

	Required/ Allowable	Proposed	ON Menu	OFF Menu
<input type="checkbox"/> (1) Yard/ Setback (each yard counts as 1 incentive)				
<input type="checkbox"/> Front	15'	15'	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	15'	15'	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side(s)	5'	5'	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (5) Height	45'	(2-story)	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	4,825 sq. ft.	5,086 sq. ft.	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging FAR,			<input type="checkbox"/>	<input type="checkbox"/>
Density,			<input type="checkbox"/>	<input type="checkbox"/>
Parking,			<input type="checkbox"/>	<input type="checkbox"/>
OS,			<input type="checkbox"/>	<input type="checkbox"/>
Vehicular Access			<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other (please specify):			<input type="checkbox"/>	<input type="checkbox"/>

TOTAL # of Incentives Requested:

0

0

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA) (LAMC Sec.12.22.A.29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- ☐ (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- ☐ (2) One of the following shall be provided:
 - o 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households
- ☐ (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES *(Please check all that apply)*

- ☐ (1) A 35% increase in total floor area.
- ☐ (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- ☐ (3) No parking required for units for households earning less than 50% AMI.
- ☐ (4) No more than one parking space required for each dwelling unit.

12. SITE PLAN REVIEW: Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

13. COVENANT: All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit before a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING (LAMC Sec.12.21.A.4.u, Ordinance 178,063)

14. PARKING REDUCTION

- ☐ May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

15. ELIGIBILITY FOR REDUCED PARKING

- ☐ (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- ☐ (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- ☐ (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

16. ENVIRONMENTAL STATUS

(Please check only one)

- ☒ Not Required: Ministerial (CEQA does not apply-may proceed to Building and Safety, no Planning action required)
- ☐ Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*
- ☐ Filed:
 - o Categorically Exempt⁸
 - o Negative Declaration⁸
 - o Mitigated Negative Declaration^{8,9}
 - o Environmental Impact Report⁸
 - o Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____

Date Filed: _____

Date Completed: _____

End of Comment Period: _____

Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

17. OTHER L.A.M.C. PROVISIONS

(Please check all that apply and give brief description)

- ☐ Site Plan Review (If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)
- ☐ Specific Plan Project Permit Compliance: _____
- ☐ CU: _____
- ☐ ZV: _____
- ☐ ZAA: _____
- ☐ Tract or Parcel Map: _____
- ☐ Other (please specify): _____

18. TYPES OF FUNDING BEING CONSIDERED

(Please check all that may apply)

- ☒ Los Angeles Housing Department
- ☐ Affordable Housing Trust Fund (AHTF)
 - ☒ Permanent Supportive Housing Program (PSHP)
 - ☐ Bonds
- ☒ Multi-Family Housing Program (MHP)
- ☐ General
 - ☒ Permanent Supportive Housing
- ☐ Los Angeles County- City of Industry Funds
- ☒ Tax Credit Equity
- ☐ 4%
 - ☒ 9%
- ☐ Community Redevelopment Agency
- ☐ Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy

² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.

³ Discretionary Projects require Planning decisions and approval.

⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.

⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.

⁸ Need to file with County Clerk if applying for public funding

⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan